

SPECIAL PRICING

\$2/SF +U - YEAR 1

5050

AVENIDA ENCINAS

Carlsbad, CA 92008

EXCLUSIVELY MARKETING BY:

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The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



FEATURES

**CLASS "A" 3-STORY BUILDING W/ NEW
RENOVATIONS TOTALING 51,162 RSF**

LOCATED WEST OF I-5

PROMINENT SIGNAGE AVAILABLE

**EXCELLENT ACCESS TO & VISIBILITY
FROM I-5 VIA CANNON RD**

**ATTRACTIVE DESIGN WITH
INSTITUTIONAL QUALITY BRICK
MASONRY & GLASS EXTERIOR**

FIBER OPTIC ACCESS

**CLOSE TO RESTAURANTS,
SERVICES & BEACHES**

SHOWER & LOCKER FACILITIES

ADJACENT TO HOTEL

PRIVATE BALCONIES

AERIAL

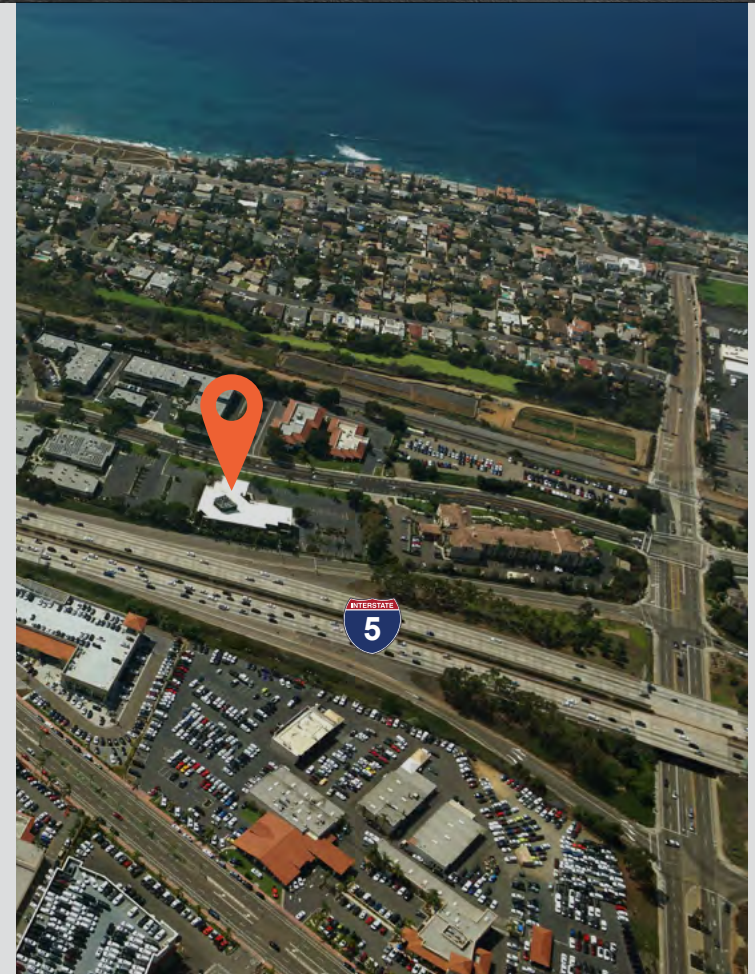


LOCATION

CARLSBAD, CALIFORNIA

The City of Carlsbad is a scenic coastal community in North San Diego County. Spanning 39 square miles, the city lies approximately 35 miles north of Downtown San Diego and 30 miles south of Orange County. Home to an estimated 112,300 residents, Carlsbad offers the advantages of a major metropolitan area in a suburban setting with a large concentration of executive residential communities, high quality schools and a wealth of retail, restaurants and entertainment. As the “Golf Capital of the World” and a regional leader in San Diego’s action sports manufacturing industry, Carlsbad is also renowned for its abundant recreation centered on its 7 miles of coastline, 46 miles of hiking trails, parks, sports facilities, and world-class golf courses.

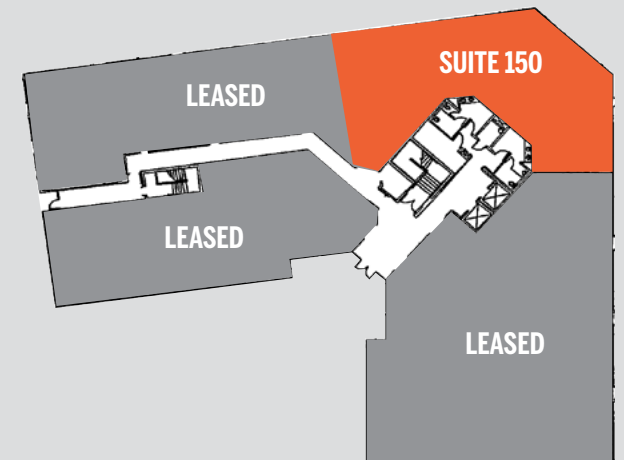
Carlsbad is a business-friendly environment within a vibrant live-work-play atmosphere that has attracted distinguished executives, entrepreneurs and a well-educated workforce. Together, this dynamic has created a casual corporate culture that is unique to Southern California. As a result, the seaside city has developed a strong local economy with a wide range of business clusters such as life sciences, action sports manufacturing, clean technology, information and communications technology, and hospitality and leisure. Carlsbad has also become the preferred corporate headquarters and business location for renowned companies on a national and international scale.



AVAILABILITY

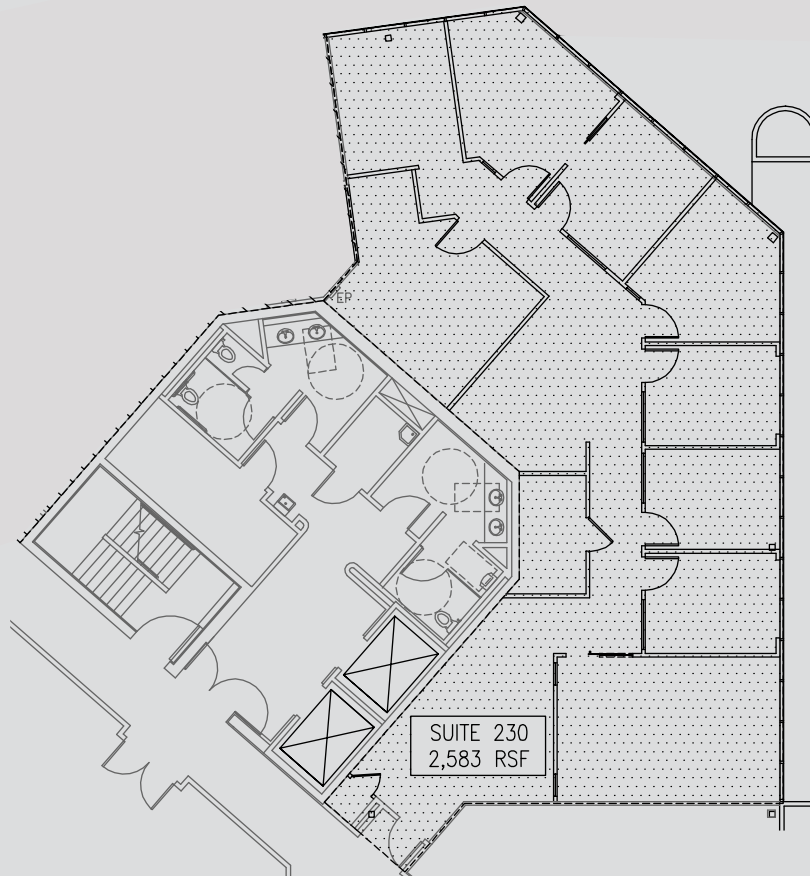
FLOOR	SUITE #	RSF	PRICE	AVAILABILITY	AS-BUILT SUITE FEATURES
1st	150	3,229	\$2.65/RSF	Immediately	4 private offices, exterior patio, conference room, open work area, break room & server room
2nd	270	2,472	\$2.65/RSF	Immediately	4 private offices, break area, open work/reception space
2nd	230	2,583	\$2.65/RSF	Immediately	6 private offices, conference room, break area, storage and server room

3,229 RSF



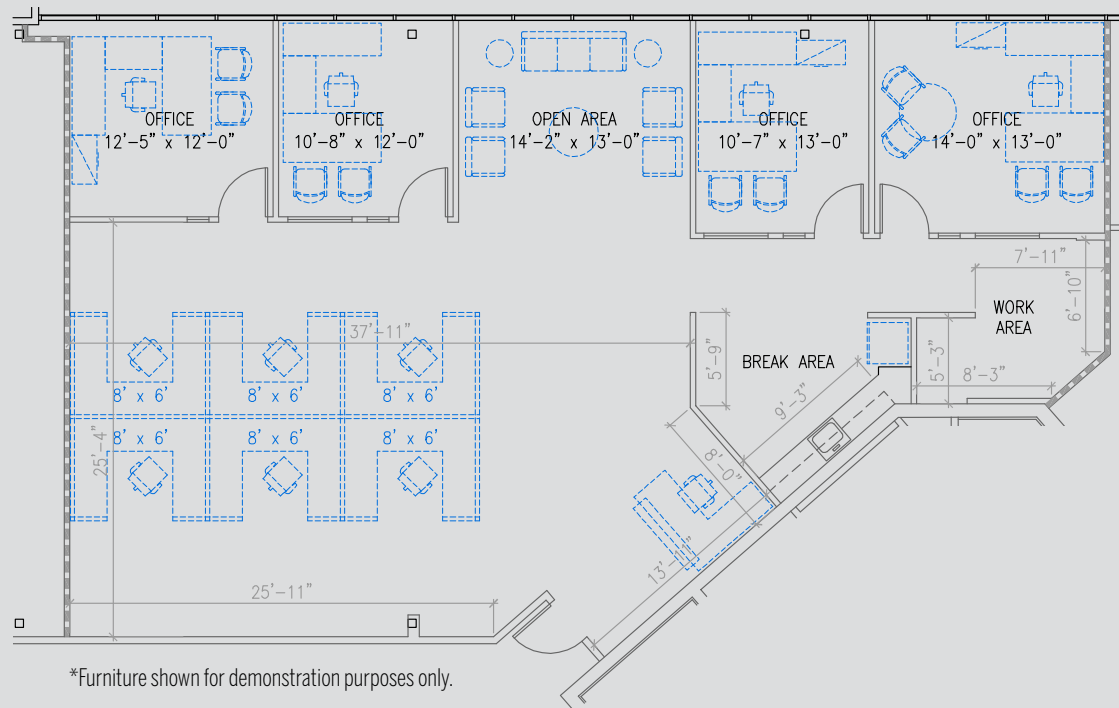
SUITE 230

2,583 RSF



SUITE 270

2,472 RSF



*Furniture shown for demonstration purposes only.



SUITE 270

2,472 RSF

NEW SPEC SUITE PHOTO GALLERY



LOCATION

WHY CARLSBAD?



BEST PLACE TO LIVE

Named one of the "Best
Places to Live 2016"
Men's Journal, 2016



ECITY AWARD

"Digital Capital of
California" eCity award
(Carlsbad)
Google, 2013



BEST FOR ZIP VENTURE CAPITAL

#4 of the Top Ten Zip
Codes for Venture Capital
Investment in San Diego
(Carlsbad)
Atlantic Cities, 2013



BEST STARTUP ENVIRONMENT

#1 Best Place to Launch a
Startup in 2014
(San Diego)
Forbes, 2014



BEST CITY FOR JOB SEEKERS

#7 Best City for Job
Seekers in California
(Carlsbad)
Nerd Wallet, 2014



BUSINESS GROWTH

#5 Top Cities for fast-
growth companies
(San Diego-Carlsbad-San
Marcos)
Inc, 2014